GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Nadakuduru Gram Panchayat, East Godavari District – Change of Land Use from Agricultural use to Residential use in R.S.Nos.132/3, 5, 133/1, 2, 134/1, 2, 135/3, 4 & 136 to an extent of Ac.11.82 ½ cents as applied by Sri N. Suryanarayana Reddy and others – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 199 **Dated:10.09.2015**

Read the following:-

1. From the Director of Town & Country Planning, AP, Hyderabad, Lr.Roc.No.3638/2014/R1, dated:07.01.2015.
2. Govt. Memo No.1051/H1/2015, MA&UD (H1) Department, dated:09.04.2015.
3. From the Director of Town & Country Planning, AP, Hyderabad, Lr.Roc.No.3638/2014/R1, dated:19.05.2015.
4. Government Memo No.11411/I2/2012, MA&UD (I2) Department, dated:30.06.2012.
5. Govt. Memo No.1051/H1/2015, MA&UD (H1) Department, dated:27.05.2015.
6. Andhra Pradesh Gazette No.157-A, Part–I, Dated:02.06.2015.
7. From the Director of Town & Country Planning, AP, Hyderabad, Lr.Roc.No.3638/2014/R1, dated:10.08.2015.

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ORDER:

The draft variation to the land envisaged in Kakinada General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.157-A, Part-I, Dt:02.06.2015. The Director of Town & Country Planning, Hyderabad in the reference 3rd read above, the Panchayat Secretary, Nadakuduru Gram Panchayat has informed that the applicant has paid an amount of Rs.1,43,568/- towards Development / Conversion charges and the Director of Town and Country Planning, Andhra Pradesh, Hyderabad in the reference 7th read above, the Panchayat Secretary, Nadakuduru Gram Panchayat has published the draft variation notification in two Daily News papers in both in English & Telugu languages. On publication of notification, no suggestions / objections received from the public within the stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Hyderabad.
The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry, E.G. District.
The Panchayat Secretary, Nadakuduru Gram Panchayat, Kakinada, E.G. Dist.
Copy to:
The individual through the Panchayat Secretary, Nadakuduru Gram Panchayat, Kakinada, East Godavari District.
The District Collector, East Godavari District.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Kakinada General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.389 MA., dated:10.09.1975, proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.132/3, 5, 133/1, 2, 134/1, 2, 135/3, 4 & 136 to an extent of Ac.11.825 cents of Kakinada town, the boundaries of which are as shown in the schedule hereunder and which is earmarked for Agricultural use in the General Town Planning Scheme (Master Plan) of Kakinada sanctioned in G.O.Ms.No.389, MA Dt:10.09.1975 is now designated for Residential use by variation of change of land use basing on the Council Resolution No.21, dated:09.09.2014 as marked as "A to N" in the revised part proposed land use map bearing G.T.P. Map No.7/2015/R available in the Municipal Office Kakinada Town, **subject to the following conditions that;**

1. The conditions laid down by the Irrigation authorities shall be complied.
2. The Competent/ Sanctioning Authority shall verify all the details with regard to ownership, mortgage etc., for the site under reference before issuing any permission for development activity in the site under reference.
3. The applicant shall obtain prior technical clearance from competent authority before commencement of any developmental activity at the site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Puntha Road
East	:	Agricultural lands
South	:	Panta Bodhi followed by Agricultural lands.
West	:	Agricultural lands & approved Residential layouts.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER